



AGENDA

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, FEBRUARY 5, 2009
AT 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

- 1. CALL TO ORDER.**
- 2. HEAR CITIZENS.**
- 3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.**

All matters listed under Item 4, Consent Agenda, are considered routine by the Planning and Zoning Commission and will be enacted by one motion. All items approved by Consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If the Commission desires to discuss an item on the Consent Agenda it will be moved (at the request of two Commissioners) to the Regular Agenda for further consideration.

4. CONSENT AGENDA.

A. Approval of minutes from the workshop and regular meetings on January 22, 2009.

B. Final Plat FP08-01: Scotty's House Subdivision (Drawing) **J. Fulgham**
A proposed Final Plat showing Scotty's House Subdivision, being 6.85 acres of land out of Zeno Phillips League, A-45 located at the southwest corner of East Villa Maria Road and Kent Street in Bryan, Brazos County, Texas.

All matters listed on the regular agenda below are subject to individual staff presentations, discussion, and possible action by the Planning and Zoning Commission.

RECOMMENDATION REGARDING A SPECIAL LAND USE STUDY (Commission makes recommendation; City Council has final approval).

- 5. Southwest Bryan Highest and Best Use Study** **J. Dunn**
A market-based comprehensive planning and design corridor plan in the area between and around State Highway 47, West Villa Maria Road, Turkey Creek Road, and Raymond Stotzer Parkway.

REQUESTS FOR APPROVAL OF RESUBDIVISIONS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; appeals may be directed to City Council).

6. Replat **RP09-02: Technilog Subdivision (Drawing)** **J. Fulgham**
A proposed Replat of Lot 1 in Block 1 of Technilog Subdivision, being 4.172 acres of land currently addressed at 1229 West 27th Street and located at the southeast corner of West 27th and Tatum Streets in Bryan, Brazos County, Texas.
7. Replat **RP09-03: Boonville Town Center Subdivision (Drawing)** **J. Fulgham**
A proposed Replat of Lot 3 in Block 1 of the Boonville Town Center Subdivision, being 2.54 acres of land located on the northeast corner of Austin's Colony Parkway and the northbound frontage road of North Earl Rudder Freeway (State Highway 6) in Bryan, Brazos County, Texas .

REQUESTS FOR APPROVAL OF REZONING – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).

8. Rezoning **RZ09-02: Justin Whitworth** **R. Haynes**
A request to change the zoning classification from Agricultural-Open District (A-O) to Industrial District (I) on 31.82 acres of vacant land out of Stephen F. Austin League No. 10, A-63 adjoining the northbound frontage road of North Earl Rudder Freeway (State Highway 6) between Colson and Tabor Roads in Bryan, Brazos County, Texas.
9. Rezoning **RZ09-03: Mark Dennard** **J. Fulgham**
A request to change the zoning classification from Commercial District (C-3) to Office District (C-1) on 0.97 acres of vacant land located at the southeast corner of Jaguar Drive and West Villa Maria Road, being Lot 1 of the Jaguar Subdivision in Bryan, Brazos County, Texas.

REQUESTS FOR APPROVAL OF EXCEPTION TO THE DESIGN STANDARDS OF THE SUBDIVISION ORDINANCE – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval).

10. Planning Exception **PE09-01: Congregation Beth Shalom** **R. Haynes**
A request for approval of an exception from the subdivision ordinance requirement to install a sidewalk in conjunction with a proposed final plat (FP08-20) of Lots 1-3 in Block 1 of the Congregation Beth Shalom subdivision and being 1.74 acres of land located at 101 North Coulter Drive between East 26th and 27th Streets in central Bryan, Brazos County, Texas.

REQUESTS FOR APPROVAL OF VARIANCE FROM STANDARDS OF THE LAND AND SITE DEVELOPMENT ORDINANCE – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; appeals may be directed to City Council).

11. Planning Variance **PV09-07: NW Sign Industries** **M. Zimmermann**
A request for approval of a 14.68-foot variance from the 10-foot limitation on the height of freestanding signs on properties located in the F.M. 158 Corridor Overlay District that are zoned Retail District (C-2), to allow a new freestanding sign proposed to be 24.68 feet in height on property at 2335 Boonville Road near the northwest corner of Boonville Road and Austin Colony Parkway, being Lot 3 in the Colony Park Shopping Center Subdivision in Bryan, Brazos County, Texas.

12. Planning Variance [PV09-08](#): Ross Payan

R. Haynes

A request for approval of a 3.5-foot variance from the minimum 7.5-foot side yard required on lots in Multiple-Family (MF) zoning districts, to allow the proposed replat and reorientation of one lot (currently facing Boyett Street) into two lots (proposed to face Gaytha Circle), each of which will be occupied by an existing fourplex set back 4 feet from the new side property line separating the proposed two lots, at 703 Gaytha Circle located at the corner of Boyett Street and Gaytha Circle, being Lot 16 in Block 3 of Hyde Park Addition in Bryan, Brazos County, Texas.

CONSIDERATION OF AMENDMENTS TO THE PLANNING AND ZONING COMMISSION'S BYLAWS (Commission has final approval).

13. [Bylaw Amendments \(Memo\)](#)

L. Veness

Proposed amendments to the Planning and Zoning Commission's Bylaws clarifying what constitutes and official action by the Commission; making provisions for a tie vote; adding a requirement to adopt a meeting calendar each year; adding language concerning the posting of meeting agendas; amending city staff and commission officer titles; and other action as appropriate.

14. ADJOURN.

The next regular meeting of the Planning and Zoning Commission is scheduled for Thursday, February 19, 2009 at 6:00 p.m.

FOR INFORMATION ON SIGN LANGUAGE INTERPRETATION, TDD OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT THE CITY OF BRYAN COMMUNICATIONS DIRECTOR APRIL SAGINOR AT 209-5120, AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING IN ORDER THAT YOUR REQUEST MAY BE ACCOMMODATED.